

EXHIBIT A

Tenant Ledger**Tenants:** Big Lots**Phone:** (614) 278-3355**Mobile:** (614) 278-3355**Office:** (614) 278-7350**Office:** (800) 877-3375**Unit:** 2106-A**Property:** Centre Stage - 2008 Memorial Blvd. Springfield, TN 37172**Status:** Current**Move in date:** 02/01/2018**Move out date:** --**Lease Expiration:** 01/31/2028**Rent:** 15,000.00**Deposit Paid:** 0.00

Date	Payer	Description	Charges	Payments	Balance
					0.00 Starting Balance
09/01/2024		Recoverable Income - Insurance - Charge Forward	999.01		999.01
09/01/2024		Recoverable income - Taxes - Charge Forward	701.08		1,700.09
10/01/2024		Recoverable income - CAM - Charge Forward	620.13		2,320.22
10/01/2024		Recoverable Income - Insurance - Charge Forward	999.01		3,319.23
10/01/2024		Recoverable income - Taxes - Charge Forward	2,290.80		5,610.03
10/01/2024		Rental - Charge Forward	15,000.00		20,610.03
11/01/2024		Recoverable income - CAM - Charge Forward	620.13		21,230.16
11/01/2024		Recoverable Income - Insurance - Charge Forward	999.01		22,229.17
11/01/2024		Recoverable income - Taxes - Charge Forward	2,290.80		24,519.97
11/01/2024		Rental - Charge Forward	15,000.00		39,519.97
12/01/2024		Recoverable income - CAM - Charge Forward	620.13		40,140.10
12/01/2024		Recoverable Income - Insurance - Charge Forward	999.01		41,139.11
12/01/2024		Recoverable income - Taxes - Charge Forward	2,290.80		43,429.91
12/01/2024		Rental - Charge Forward	15,000.00		58,429.91
01/01/2025		Recoverable income - Taxes - January 2025	2,290.80		60,720.71
01/01/2025		Recoverable Income - Insurance - January 2025	999.01		61,719.72
01/01/2025		Rental - January 2025	15,000.00		76,719.72
01/01/2025		Recoverable income - CAM - January 2025	620.13		77,339.85
01/06/2025	Big Lots	Payment Rent			16,933.16
01/06/2025		Late Fee - Late Fee for Jan 2025	1,500.00		61,906.69
01/10/2025	Big Lots	Payment			12,417.65
02/01/2025		Recoverable income - Taxes - February 2025	2,290.80		51,779.84
02/01/2025		Recoverable Income - Insurance - February 2025	999.01		52,778.85
02/01/2025		Rental - February 2025	15,000.00		67,778.85
02/01/2025		Recoverable income - CAM - February 2025	620.13		68,398.98
02/03/2025	Big Lots	Payment rent			16,933.16
02/06/2025		Late Fee - Late Fee for Feb 2025	1,500.00		52,965.82
03/01/2025		Recoverable income - Taxes - March 2025	2,290.80		55,256.62
03/01/2025		Recoverable Income - Insurance - March 2025	999.01		56,255.63
03/01/2025		Rental - March 2025	15,000.00		71,255.63
03/01/2025		Recoverable income - CAM - March 2025	620.13		71,875.76
03/05/2025	Big Lots	Payment rent			16,933.16

Tenant Ledger

Date	Payer	Description	Charges	Payments	Balance
03/06/2025		Late Fee - Late Fee for Mar 2025	1,500.00		56,442.60
Total					56,442.60

Transactions

Tenant Information

Tenant:	Big Lots	Account:	11142
Property:	Centre Stage	Unit:	2106-A

Date	Reference #	Description	Comment	Amount	Balance
12/04/24	DD	Payment Received		-16,933.16	58,429.91
12/01/24		Recoverable Income - Insurance		999.01	75,363.07
12/01/24		Recoverable Income - Tax		2,290.80	74,364.06
12/01/24		Recoverable Income - CAM		620.13	72,073.26
12/01/24		Rent Charge		15,000.00	71,453.13
11/05/24	DD	Payment Received		-16,933.16	56,453.13
11/01/24		Recoverable Income - Insurance		999.01	73,386.29
11/01/24		Recoverable Income - Tax		2,290.80	72,387.28
11/01/24		Recoverable Income - CAM		620.13	70,096.48
11/01/24		Rent Charge		15,000.00	69,476.35
10/02/24	DD	Payment Received		-16,933.16	54,476.35
10/01/24		Recoverable Income - Insurance		999.01	71,409.51
10/01/24		Recoverable Income - Tax		2,290.80	70,410.50
10/01/24		Recoverable Income - CAM		620.13	68,119.70
10/01/24		Rent Charge		15,000.00	67,499.57
09/01/24		Recoverable Income - Insurance		999.01	52,499.57
09/01/24		Recoverable Income - Tax		2,290.80	51,500.56
09/01/24		Recoverable Income - CAM		620.13	49,209.76
09/01/24		Rent Charge		15,000.00	48,589.63
08/04/24	DD	Payment Received		-16,933.16	33,589.63
08/01/24		Recoverable Income - Insurance		999.01	50,522.79
08/01/24		Recoverable Income - Tax		2,290.80	49,523.78
08/01/24		Recoverable Income - CAM		620.13	47,232.98
08/01/24		Rent Charge		15,000.00	46,612.85
07/05/24	DD	Payment Received		-16,933.16	31,612.85
07/01/24		Recoverable Income - Insurance		999.01	48,546.01
07/01/24		Recoverable Income - Tax		2,290.80	47,547.00
07/01/24		Recoverable Income - CAM		620.13	45,256.20
07/01/24		Rent Charge		15,000.00	44,636.07
06/01/24	DD	Payment Received		-16,933.16	29,636.07

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Date	Reference #	Description	Comment	Amount	Balance
06/01/24		Recoverable Income - Insurance		999.01	46,569.23
06/01/24		Recoverable Income - CAM		620.13	45,570.22
06/01/24		Rent Charge		15,000.00	44,950.09
05/31/24		Recoverable Income - Tax		2,290.80	29,950.09
05/31/24		Recoverable Income - Reconciliation	2023 CAM Reconciliation	27,860.36	27,659.29
05/04/24	DD	Payment Received		-16,933.16	-201.07
05/01/24		Recoverable Income - Insurance		608.24	16,732.09
05/01/24		Recoverable Income - CAM		1,324.92	16,123.85
05/01/24		Rent Charge		15,000.00	14,798.93
04/04/24	DD	Payment Received		-16,933.16	-201.07
04/01/24		Recoverable Income - Insurance		608.24	16,732.09
04/01/24		Recoverable Income - CAM		1,324.92	16,123.85
04/01/24		Rent Charge		15,000.00	14,798.93
03/02/24	DD	Payment Received		-16,933.16	-201.07
03/01/24		Recoverable Income - Insurance		608.24	16,732.09
03/01/24		Recoverable Income - CAM		1,324.92	16,123.85
03/01/24		Rent Charge		15,000.00	14,798.93
02/05/24	DD	Payment Received		-16,933.16	-201.07
02/01/24		Recoverable Income - Insurance		608.24	16,732.09
02/01/24		Recoverable Income - CAM		1,324.92	16,123.85
02/01/24		Rent Charge		15,000.00	14,798.93
01/01/24		Recoverable Income - Insurance		608.24	-201.07
01/01/24		Recoverable Income - CAM		1,324.92	-809.31
01/01/24		Rent Charge		15,000.00	-2,134.23
12/26/23	DD	Payment Received		-16,933.16	-17,134.23
12/01/23		Insurance		608.24	-201.07
12/01/23		Recoverable Income - CAM		1,324.92	-809.31
12/01/23		Rent Charge		15,000.00	-2,134.23
11/26/23	DD	Payment Received		-16,933.16	-17,134.23
11/01/23		Insurance		608.24	-201.07
11/01/23		Recoverable Income - CAM		1,324.92	-809.31
11/01/23		Rent Charge		15,000.00	-2,134.23
10/28/23	DD	Payment Received		-16,933.16	-17,134.23
10/01/23		Insurance		608.24	-201.07
10/01/23		Recoverable Income - CAM		1,324.92	-809.31
10/01/23		Rent Charge		15,000.00	-2,134.23
09/25/23	DD	Payment Received		-16,933.16	-17,134.23

Transactions

Date	Reference #	Description	Comment	Amount	Balance
09/01/23		Insurance		608.24	-201.07
09/01/23		Recoverable Income - CAM		1,324.92	-809.31
09/01/23		Rent Charge		15,000.00	-2,134.23
08/28/23	DD	Payment Received		-16,933.16	-17,134.23
08/01/23		Recoverable Income - Insurance		608.24	-201.07
08/01/23		Recoverable Income - CAM		1,324.92	-809.31
08/01/23		Rent Charge		15,000.00	-2,134.23
07/30/23	DD	Payment Received		-16,933.16	-17,134.23
07/10/23	DD	Payment Received		-30,054.07	-201.07
07/02/23	DD	Payment Received		-7,566.55	29,853.00
07/01/23		Recoverable Income - Insurance		608.24	37,419.55
07/01/23		Recoverable Income - CAM		1,324.92	36,811.31
07/01/23		Rent Charge		15,000.00	35,486.39
06/24/23	DD	Payment Received		-16,933.16	20,486.39
06/13/23		Recoverable Income - Reconciliation	2022 CAM Reconciliation	7,364.48	37,419.55
06/13/23		Recoverable Income - Tax	2022 Real Property Tax	30,054.57	30,055.07
06/01/23		Rent Charge		15,000.00	0.50
06/01/23		Recoverable Income - Insurance		284.70	-14,999.50
06/01/23		Recoverable Income - CAM		958.62	-15,284.20
05/30/23	DD	Payment Received		-16,243.32	-16,242.82
05/01/23		Rent Charge		15,000.00	0.50
05/01/23		Recoverable Income - Insurance		284.70	-14,999.50
05/01/23		Recoverable Income - CAM		958.62	-15,284.20
04/29/23	DD	Payment Received		-16,243.32	-16,242.82
04/01/23		Rent Charge		15,000.00	0.50
04/01/23		Recoverable Income - Insurance		284.70	-14,999.50
04/01/23		Recoverable Income - CAM		958.62	-15,284.20
03/27/23	DD	Payment Received		-16,243.32	-16,242.82
03/01/23		Rent Charge		15,000.00	0.50
03/01/23		Recoverable Income - Insurance		284.70	-14,999.50
03/01/23		Recoverable Income - CAM		958.62	-15,284.20
02/27/23	DD	Payment Received		-16,243.32	-16,242.82
02/01/23		Rent Charge		15,000.00	0.50
02/01/23		Recoverable Income - Insurance		284.70	-14,999.50
02/01/23		Recoverable Income - CAM		958.62	-15,284.20
01/30/23	DD	Payment Received		-16,243.32	-16,242.82
01/01/23		Recoverable Income -		284.70	0.50

Transactions

Date	Reference #	Description	Comment	Amount	Balance
		Insurance			
01/01/23		Recoverable Income - CAM		958.62	-284.20
01/01/23		Rent Charge		13,500.00	-1,242.82
12/27/22	DD	Payment Received		-14,743.32	-14,742.82
12/02/22	113357412	Payment Received	Insurance payment for loss of rent	-11,322.58	0.50
12/01/22		Insurance		284.70	11,323.08
12/01/22		Recoverable Income - CAM		958.62	11,038.38
12/01/22		Rent Charge		13,500.00	10,079.76
11/28/22	DD	Payment Received		-14,743.32	-3,420.24
11/01/22		Insurance		284.70	11,323.08
11/01/22		Recoverable Income - CAM		958.62	11,038.38
11/01/22		Rent Charge		13,500.00	10,079.76
10/31/22	DD	Payment Received		-14,743.32	-3,420.24
10/01/22		Insurance		284.70	11,323.08
10/01/22		Recoverable Income - CAM		958.62	11,038.38
10/01/22		Rent Charge		13,500.00	10,079.76
09/28/22		General Rent Credit	rent credit per Leo-see 10/3 notes	-40,500.00	-3,420.24
09/26/22	DD	Payment Received		-14,743.32	37,079.76
09/01/22		Insurance		284.70	51,823.08
09/01/22		Recoverable Income - CAM		958.62	51,538.38
09/01/22		Rent Charge		13,500.00	50,579.76
08/26/22	DD	Payment Received		-14,743.32	37,079.76
08/22/22	DD	Payment Received		-2,177.42	51,823.08
08/01/22	DD	Payment Received		-1,243.32	54,000.50
08/01/22		Insurance		284.70	55,243.82
08/01/22		Recoverable Income - CAM		958.62	54,959.12
08/01/22		Rent Charge		13,500.00	54,000.50
07/01/22		Insurance		284.70	40,500.50
07/01/22		Recoverable Income - CAM		958.62	40,215.80
07/01/22		Rent Charge		13,500.00	39,257.18
06/27/22	DD	Payment Received		-1,243.32	25,757.18
06/01/22		Insurance		284.70	27,000.50
06/01/22		Recoverable Income - CAM		958.62	26,715.80
06/01/22		Rent Charge		13,500.00	25,757.18
05/31/22	DD	Payment Received		-634.24	12,257.18
05/09/22	DD	Payment Received		-26,399.64	12,891.42
05/02/22	DD	Payment Received		-1,547.86	39,291.06
05/01/22		Insurance		284.70	40,838.92
05/01/22		Recoverable Income - CAM		958.62	40,554.22
05/01/22		Rent Charge		13,500.00	39,595.60
04/01/22	DD	Payment Received		-15,047.86	26,095.60
04/01/22		Insurance		284.70	41,143.46

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Date	Reference #	Description	Comment	Amount	Balance
04/01/22		Recoverable Income - CAM		958.62	40,858.76
04/01/22		Rent Charge		13,500.00	39,900.14
03/07/22		Customer tax payments	2021 share of taxes	30,054.57	26,400.14
03/07/22		Insurance	2021 Insurance credit	-3,102.67	-3,654.43
03/07/22		Recoverable Income - CAM	2021 CAM rec credit	-551.76	-551.76
03/01/22		Insurance		543.26	0.00
03/01/22		Recoverable Income - CAM		1,004.60	-543.26
03/01/22		Rent Charge		13,500.00	-1,547.86
02/25/22	DD	Payment Received		-8,515.60	-15,047.86
02/18/22		General Rent Credit	Rent Credit per section 13A of lease	-6,532.26	-6,532.26
02/01/22		Insurance		543.26	0.00
02/01/22		Recoverable Income - CAM		1,004.60	-543.26
02/01/22		Rent Charge		13,500.00	-1,547.86
01/31/22	DD	Payment Received		-15,047.86	-15,047.86
01/01/22		Insurance		543.26	0.00
01/01/22		Recoverable Income - CAM		1,004.60	-543.26
01/01/22		Rent Charge		13,500.00	-1,547.86
12/27/21	DD	Payment Received		-15,047.86	-15,047.86
12/01/21		Insurance		543.26	0.00
12/01/21		Recoverable Income - CAM		1,004.60	-543.26
12/01/21		Rent Charge		13,500.00	-1,547.86
11/30/21	DD	Payment Received		-15,047.86	-15,047.86
11/01/21	DD	Payment Received		-15,047.86	0.00
11/01/21		Insurance		543.26	15,047.86
11/01/21		Recoverable Income - CAM		1,004.60	14,504.60
11/01/21		Rent Charge		13,500.00	13,500.00
10/01/21		Insurance		543.26	0.00
10/01/21		Recoverable Income - CAM		1,004.60	-543.26
10/01/21		Rent Charge		13,500.00	-1,547.86
09/27/21	DD	Payment Received		-15,047.86	-15,047.86
09/01/21		Insurance		543.26	0.00
09/01/21		Recoverable Income - CAM		1,004.60	-543.26
09/01/21		Rent Charge		13,500.00	-1,547.86
08/30/21	DD	Payment Received		-15,047.86	-15,047.86
08/01/21	DD	Payment Received		-15,047.86	0.00
08/01/21		Insurance		543.26	15,047.86
08/01/21		Recoverable Income - CAM		1,004.60	14,504.60
08/01/21		Rent Charge		13,500.00	13,500.00
07/01/21		Insurance		543.26	0.00
07/01/21		Recoverable Income - CAM		1,004.60	-543.26
07/01/21		Rent Charge		13,500.00	-1,547.86

Transactions

Date	Reference #	Description	Comment	Amount	Balance
06/28/21	DD	Payment Received		-15,047.86	-15,047.86
06/01/21	DD	Payment Received		-15,047.86	0.00
06/01/21		Insurance		543.26	15,047.86
06/01/21		Recoverable Income - CAM		1,004.60	14,504.60
06/01/21		Rent Charge		13,500.00	13,500.00
05/03/21	DD	Payment Received		-15,047.86	0.00
05/01/21		Insurance		543.26	15,047.86
05/01/21		Recoverable Income - CAM		1,004.60	14,504.60
05/01/21		Rent Charge		13,500.00	13,500.00
04/01/21		Insurance		543.26	0.00
04/01/21		Recoverable Income - CAM		1,004.60	-543.26
04/01/21		Rent Charge		13,500.00	-1,547.86
03/29/21	DD	Payment Received		-15,047.86	-15,047.86
03/15/21	DD	Payment Received		-31,814.14	0.00
03/01/21	DD	Payment Received		-15,047.86	31,814.14
03/01/21		Insurance		543.26	46,862.00
03/01/21		Recoverable Income - CAM		1,004.60	46,318.74
03/01/21		Rent Charge		13,500.00	45,314.14
02/16/21		Customer tax payments	2020 real estate tax prorata share	30,054.57	31,814.14
02/16/21		Insurance	2020 insurance credit	-1,324.88	1,759.57
02/16/21		Recoverable Income - CAM	balance 2020 CAM charges	3,084.45	3,084.45
02/01/21	DD	Payment Received	Received 2/1/21	-15,047.86	0.00
02/01/21	DD	Payment Received	Recieved 2/1/21	-15,047.86	15,047.86
02/01/21		Insurance		543.26	30,095.72
02/01/21		Recoverable Income - CAM		1,004.60	29,552.46
02/01/21		Rent Charge		13,500.00	28,547.86
01/01/21		Insurance		543.26	15,047.86
01/01/21		Recoverable Income - CAM		1,004.60	14,504.60
01/01/21		Rent Charge		13,500.00	13,500.00
12/23/20	transfer	Payment Received	Wire from Phillips Edison	-15,047.86	0.00
12/01/20		Insurance		543.26	15,047.86
12/01/20		Recoverable Income - CAM		1,004.60	14,504.60
12/01/20		Rent Charge		13,500.00	13,500.00
11/13/20	Credit	Payment Received	credit on closing statement	-9,028.72	0.00
11/13/20		Insurance	November prorated	325.96	9,028.72
11/13/20		Recoverable Income - CAM	November prorated	602.76	8,702.76
11/13/20		Rent Charge	November prorated	8,100.00	8,100.00